



R05-20-A-005

NARRATIVE INFORMATION SHEET:

City of Streator, Illinois

1. Applicant Identification:

City of Streator

Municipal Building

204 S. Bloomington Street

Streator, Illinois 61364

2. Funding Requested:

- a. Assessment Grant Type: Community-Wide Assessment Grant
- b. Federal Funds Requested: \$300,000
- c. Contamination: Hazardous Substances and Petroleum
\$200,000 Hazardous Substances, \$100,000 Petroleum

3. Location:

- a. City: Streator
- b. County: LaSalle and Livingston Counties
- c. State: Illinois

4. Property Information for Site-Specific Proposals: Not Applicable

5. Contacts:

- a. **Project Director:** Mr. David Plyman, City Manager

204 S. Bloomington Street, Streator, Illinois 61364

Phone: (815) 672-2517

Email: d.plyman@ci.streator.il.us

b. Chief Executive: Mr. Jimmie Lansford, Mayor

204 S. Bloomington Street, Streator, Illinois 61364

Phone: (815) 672-2517

Email: mayor@ci.streator.il.us

6. Population: 13,241 (US Census, 2017 American Community Survey)

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less	N/A
The applicant is, or will assist a federally recognized Indian tribe or United States territory	N/A
The priority brownfield site(s) is impacted by mine-scarred land	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures	2,3,4
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the Target Area	N/A

8. Letter from the State Environmental Authority:

Please find attached the Letter of Acknowledgement from the Illinois Environmental Protection Agency regarding Streator's Community-Wide Assessment Grant Application.



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

JB PRITZKER, GOVERNOR

JOHN J. KIM, DIRECTOR

217/524-2084

November 25, 2019

City of Streator
Attn: David Plyman
City Manager

Dear Mr. Plyman,

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Brownfields Assessment Grant application to U.S. EPA. The City of Streator is applying for a \$300,000 Community-Wide Assessment Grant for Hazardous Substances and Petroleum.

The grant will be a Brownfields Assessment Grant for Hazardous Substances (\$200,000) and Petroleum (\$100,000).

Illinois EPA acknowledges the City of Streator's efforts to obtain federal Brownfields funds for this project. If you have any questions, I may be contacted at the above address or telephone number, or at Jenessa.N.Conner@illinois.gov.

Sincerely,

A handwritten signature in cursive script that reads "Jenessa Conner".

Jenessa Conner, Project Manager
Voluntary Site Remediation Unit
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

a. Target Area and Brownfields

a.i. Background and Description of Target Area

Streator, nestled in Illinois's Grand Prairie and resting along the scenic Vermillion River, has always been an industrial community. The City was founded around the mining industry – coal extraction from shallow deposits brought workers to the area, and the City continued to grow from other extraction-based industries like that of clay and sand. Three brick companies (clay extraction) and two large glass companies (sand extraction) attributed to Streator's initial growth. In fact, for much of Streator's history, coal mining and glass production dominated the local economy. Streator was even once known as the "Glass Manufacturing Capital of the World." One of the glass factories is still in operation today, while the other is underutilized as a warehouse. Large-scale commercial mining ended after World War I, and brick production ended in the 1980s. With the mining and clay industries gone, the City of Streator is left to deal with the impacts of these shuttered economic engines. The community is dotted with abandoned coal mines and clay extraction pits. Mine subsidence events still occur, where there is gradual caving in or sinking of land. The abandoned coal mines and clay pits were neglected, becoming a place for deliberate dumping and consequently contamination. The reuse of the abandoned brick factory sites have not been completed in an environmentally conscious way; one site is now an auto salvage yard; one is an active but contaminated industrial site, and one has been converted to a private campground, even though the ruins of the factory buildings remain on-site.

Streator has also been home to a large fertilizer plant, rail car servicing facility, truck and automotive manufacturing, furniture production, garment factories, food processing plants, metal fabricating companies, plus various forming, molding, and extruding firms, tool and dye shops, machining, plating, and industrial paint shops. In the 1940s, eight railroads had lines that crossed throughout Streator, so the City has numerous current and former rail land parcels of all shapes and sizes. This assortment of industry produced varying quantities of debris and manufacturing by-products, most of which were dumped wherever it was convenient before open dumping practices were prohibited. The intense industrial and manufacturing base of the community also required large quantities of petroleum products to be operational, so potential site contamination due to leaking fuel storage facilities may also be widespread in the city. Streator has completed an initial brownfields inventory and have identified 43 potential brownfields sites. These sites are a severe blight to the community, discouraging reinvestment in Streator, contributing to vandalism and other nuisance activities. The City is concerned about how these sites may be impacting the City's soil and groundwater with contaminants, many of which pose health threats to the entire community, and particularly the sensitive populations living and working in the target areas. Streator's brownfields focus is on two Target Areas: 1) the Central Business District Target Area; and 2) the Southeast Industrial Target Area. Both of these Target Areas remain the highest priority locations for environmental remediations in the City. These areas also have some of the highest potential for viable redevelopment. There certainly are other sites in the city in need of attention, but these two Target Areas are of highest priority for the City and are where the City has, for the last four years, focused more of its time and resources for redevelopment.

The Central Business District Target Area is located on the east side of Streator's central business district. The Central Business District Target Area is characterized by mixed use properties and many former railroad and abandoned industrial parcels which, given their proximity to the central business district and residential neighborhoods, have the most promise for redevelopment, specifically affordable housing, which the City is in desperate need of. Streator received a grant from the Federal Home Loan Bank to assist in the rehabilitation of owner-occupied homes in this area, which complements our reuse plans for new construction multi-unit housing. Additionally, the city has begun acquiring abandoned parcels in this target area so that it can control entire blocks with the intent of developing sorely needed senior housing. Several of these tracts are believed to be contaminated, which is a barrier to the City's ability to get the parcels redeveloped into senior housing units. But in this Central Business District Target Area, dealing with Brownfield-eligible sites would act to complement other city policy initiatives also intended to improve and reuse parcels. The Southeast Industrial Target Area has been selected because it includes Streator's largest contaminated site (former Smith-Douglass Fertilizer) and because it includes a promising regional rail logistics site. In 2014, the State of Illinois commissioned a study of eight (8) sites in the region for their potential to host intermodal transportation facilities. The report, completed in early 2016, found that Streator's land-bridge rail link between the Burlington-Northern Santa Fe Railroad and the Norfolk-Southern Railway (partially located in the STA) was the most economically viable of the eight sites evaluated in Northern Illinois. This means that all the industrial sites, both developed and undeveloped in the

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STA, can become a part of the redevelopment of the area. Although there are not many residential properties in this target area, the development of this area has the most promise of generating new jobs and lifting the economic activity and standard of living for all persons in the Streator area.

a.ii. Description of the Priority Brownfield Sites

Streator has identified three priority brownfield sites: two are former railroad sites located in the Central Business District Target Area; and the other is the Smith-Douglass Site, a former fertilizer plant located in the Southeast Industrial Target Area. The former railroad sites are abandoned rail yards and corridors. The estimated acreage of the two former railroad sites (combined with city-owned adjoining lots) together/combined is just under 5 acres. These sites are currently vacant and unused sites. They have no buildings or structures on them—other than fragments of a few low concrete platforms that were adjacent to rail sidings in a previous century. Streator believes the reuse plan for these parcels is strategic to enhancing the livability of their Central Business District with the redevelopment plans including the development of affordable, multi-unit rental housing. We believe the following contaminants to be present on the former railroad priority sites:

Expected Contaminant	Contaminant Health Effect¹
Tetrachloroethene (hazardous substance)	Affected Organ Systems: Hepatic (Liver), Neurological (Nervous System), Renal (Urinary System or Kidneys), Reproductive (Producing Children) Cancer Effects: Likely to be a human carcinogen.
Trichloroethene (hazardous substance)	Affected Organ Systems: Developmental (effects during periods when organs are developing) , Neurological (Nervous System). Cancer Effects: Carcinogenic to humans.
Benzo a Pyrene (petroleum)	Affected Organ Systems: Hematological (Blood Forming), Immunological (Immune System), Neurological (Nervous System). Cancer Effects: Known to be a human carcinogen.
Zinc (hazardous substance)	Affected Organ Systems: Gastrointestinal (Digestive), Hematological (Blood Forming), Respiratory (From the Nose to the Lungs) Cancer Effects: Not enough evidence.
Benzene (petroleum)	Affected Organ Systems: Hematological (Blood Forming), Immunological (Immune System), Neurological (Nervous System) Cancer Effects: Reasonably anticipated to be a human carcinogen, known to be a human carcinogen.
Arsenic (hazardous substance)	Affected Organ Systems: Dermal (Skin), Gastrointestinal (Digestive), Hepatic (Liver), Neurological (Nervous System), Respiratory (From the Nose to the Lungs) Cancer Effects: Confirmed human carcinogen.
Lead (hazardous substance)	Affected Organ Systems: Cardiovascular, Developmental, Gastrointestinal, Hematological, Musculoskeletal, Neurological, Ocular, Renal, and Reproductive. Cancer Effects: Probable human carcinogen.

The Smith-Douglass site is comprised of 124 acres and was annexed into the City in 2017. For many years, this site was the location of fertilizer manufacturing, which used phosphate ore imported from Florida to manufacture fertilizer. The process used acid to free the phosphates for use in fertilizer production, and it resulted in a 25 to 40 acre massive pile of acidic gypsum waste. The gypsum waste was piled into a strip mine pond and now rises more than 60 feet above the pond surface. Illinois EPA placed a Seal Order (to prevent public access) on the site in 1988 and, in 1989, IEPA referred the site to US EPA for a time critical removal action. In 2000, the Agency worked with Borden Chemical, Inc., a former site owner, to do emergency stabilization work to safeguard surrounding residents and the environment. Borden was not found to be directly liable. After many years of dealing with obstacles and delays, a cleanup of demolition waste and a Feasibility Study were completed for Area 1 (30 acres; northern portion of the site) where partially demolished buildings still exist from the former industrial complex along with some waste areas. Allied Waste Industries, Inc. volunteered to clean up this material. In the past year the site was re-classified by US EPA as No Further Remedial Action Planned (NFRAP) so that the site will be Brownfields funding eligible. There has been solar farm development interest in the north portion of the site. The giant gypsum pile is used for recreational motocross purposes and Streator believes that keeping the end use recreational is the highest and best use.

b. Revitalization of the Target Area

¹ Agency for Toxic Substances and Disease Registry <https://www.atsdr.cdc.gov/substances/toxsearch.asp>

b.i. Reuse Strategy and Alignment with the Revitalization Plans

The Central Business District Target Area and the Southeast Industrial Target Area are the highest redevelopment priorities for the City of Streator. In the Streator Central Business District Target Area, the City has sought out three separate developers to construct affordable housing on block-sized in-fill sites—two of which are the railroad priority sites mentioned earlier and are currently owned by the Norfolk-Southern Railway. Streator has been successful in getting the Norfolk-Southern Railway to come to Streator (from their Atlanta offices) to discuss ways the City could purchase these sites for remediation and redevelopment. As a result, the Norfolk-Southern has entered into negotiations with the City, and Streator has made an initial offer. To prepare for the redevelopment and reuse of these former railroad properties, the City has also acquired other smaller properties immediately adjacent to the large railroad tracts to make the eventual development more viable. Streator's City Council has formally articulated its desire to improve and enlarge the middle and moderate income housing stock in the City, and has determined that the most affordable way to do this is by developing large (block-sized and larger) in-fill areas within walking distance of the Central Business District Target Area, as detailed in their 2014 Downtown Redevelopment Plan. In the Southeast Industrial Target Area, Streator acquired the Smith-Douglass site, a priority brownfield site, and conducted a Phase I Environmental Site Assessment. In their position as the owner of this brownfield site, the City has identified two potential developers of the 124-acre former fertilizer plant property that may be able to make the reuse plans discussed earlier a reality (solar farm and recreational motocross track). However, for either of these potential developments to be viable, the City will need to develop a remediation plan that occurs along with development. Aside from the Smith-Douglass priority site, the Southeast Industrial Target Area also has land that has been identified as a key site for a rail/warehouse/intermodal facility because it is adjacent to the junction of the Norfolk-Southern and Burlington-Northern Santa Fe Railroads. As a result of two recent engineering analyses (one funded by the City, and the other funded by a partnership of the City, County and the Illinois Department of Transportation), this development project has been determined to be commercially viable. Three industrial and/or logistics companies that own land adjacent to the rail/warehouse site have tentatively committed to use the railyard to expand the rail component of their businesses and to occupy new warehouse space. Unknown environmental factors, however, have contributed to delays in decision-making.

b.ii. Outcomes and Benefits of Reuse Strategy

The redevelopment plans in place for the Central Business District Target Area and the South Industrial Target Area are positioning the City for economic stimulation; the priority sites in the Target Area have viable redevelopment plans in place, including much needed housing developments and a rail/warehouse/logistics/intermodal facility. The addition of affordable housing and new businesses in the City will stimulate the economy by adding jobs such as union construction and retail jobs, which add to the City's tax base. The Central Business District Target Area is located in an Opportunity Zone, so the reuse planned there will incentivize redevelopment and help spur economic growth. With the housing reuse plans in the Central Business District Target Area, assessment and remediation work will be held to the highest residential standards by IEPA, providing environmental benefits in addition to the economic and livability benefits. Streator is a City that is experiencing positive change, which is being led by City officials who understand Streator's unique redevelopment position and recognize opportunities to keep the City moving toward the future. City staff is determined to address the identified Target Areas and their associated issues with bold, transformative initiatives targeting redevelopment. The initiatives detailed in the City's Comprehensive Plan and Downtown Redevelopment Plan will retool the city and ensure Streator is armed with the attributes necessary to attract new tourists with the motocross track at the former Smith-Douglass site, new business with their planned redevelopments, more residents with their housing developments, and overall growth.

c. Strategy for Leveraging Resources

c.i. Resources Needed for Site Reuse

Streator has set up foreign direct investment, implemented a new Tax Increment Financing district for the Target Area, and included the Target Area in the City's Enterprise Zone. These financial and development resources will be vital in bridging financing gaps for additional assessment or eventual remediation activities that will take place prior to any redevelopment. Streator has a demonstrated track record of leveraging funds to get vital projects completed. The City is pledging resources from several programs that can help advance environmental activities and reuse:

- **New Market Tax Credits (NMTC):** Two of Streator's census tracts – both of which are within the target area – qualify for NMTC. This program provides federal income tax credits to private investors by reducing the cost of the capital investment by 39% based on their investments made in entities that have received an allocation of New Market Tax Credits.

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- **Enterprise Zone:** Streator's enterprise zone reduces the cost of construction by eliminating sales tax on building materials, eliminating the 5% utility tax on natural gas, and offers a five year, 50% per year real estate tax abatement on improvements. The city has amended its Enterprise Zone to include most of the target area, and especially the former Smith-Douglass site. These Enterprise Zone amendments also extended zone benefits to selected affordable housing projects—especially ones in the target areas.
- **Tax Increment Financing:** The city has created a new Tax Increment Financing district including most of the STA, it will acquire the derelict Smith-Douglass property through a scavenger tax sale in early 2017, and it has identified a consultant partner with extensive experience in abandoned and contaminated industrial properties.
- **City of Streator Revolving Loan Fund:** offers low interest participation loan financing for employment-creating projects.
- **Low Income Housing Tax Credits (LIHTC):** Affordable housing, one of Streator's primary brownfields redevelopment goals, can be facilitated by LIHTC. Streator will seek a housing developer experienced with LIHTC to redevelop brownfields in the central target area.
- **Opportunity Zone:** The Central Business District Target Area is located in an Opportunity Zone that will incentivize redevelopment based on the favor tax advantages on capital gains on real estate investments.

c.ii. Use of Existing Infrastructure

The City of Streator will seek to use existing infrastructure when redeveloping the Target Areas and Priority Sites. This will include local roadways, rail spurs, water, sewer, gas, and electric infrastructure. The existing interstate and rail system is an asset to the City's redevelopment efforts. If the existing infrastructure cannot be utilized or does not exist, the City will work with their BRAC and project partners to finance new infrastructure, including seeking grant funding from state agencies.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

a. Community Need

a.i. The Community's Need for Funding

Streator has one of the lowest Per Capita Incomes (\$22,341), the lowest Median Household Incomes (\$42,043), and the highest poverty rate (23%²) in LaSalle County. The City's Median Household is \$5,000 less than that of the County and almost \$20,000 lower than the State of Illinois at \$62,229. The 23.7% of families living below the poverty line matches the poverty figure for the entire United States. The low cost of living contributes greatly to all of these figures. Housing statistics further punctuate the need in Streator. The median home value in Streator is \$79,800, which is a mere 44% of the State's median home value of \$179,700, indicating a high level of disinvestment in the community. In the Target Areas, the Median Household Income is \$34,875 and the Per Capita Income drops to \$16,590. The poverty rate in the Target Areas soars to 37.2%². LaSalle County, where Streator resides, has been burdened by significant job losses in recent years. According to the Illinois Department of Commerce's Worker Adjustment Retraining Notification (WARN) Act website³, LaSalle County has had layoffs and closings that have resulted in the loss of 2,111 jobs from January 2008 to November 2019 – a significant number in a rural Midwestern county already struggling with decades of industrial job loss. This job loss is directly tied to some of the poverty experienced in Streator. The table featured below enumerates these job losses by employer and year:

CLOSINGS AND LAYOFFS – LASALLE COUNTY (JAN 2008 – OCT 2015)					
Firm	Year	Jobs Lost	Firm	Year	Jobs Lost
Hilton Reservations	2008	140	Lone Star Industries	2008	104
Bay Valley Foods	2009	69	HCC	2009	119
CD Listening Bar	2011	105	Pilkington N America	2012	57
JC Whitney	2012	68	Bay Valley Foods	2013	113
Applebees	2013	78	Office Max	2014	137
Jim's Formal Wear	2014	58	Office Max	2015	192
Heritage Health	2016	83	JcPenney	2017	76
Aptim Services, Inc.	2017	87	iCall Services, Inc.	2018	75
Covia Holdings Corp.	2019	77	Del Monte Foods	2019	473

² US Census, 2017 ACS

³ WARN data available at <http://www.illinois.gov/dceo/WorkforceDevelopment/warn/Pages/default.aspx>.

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a.ii. Threats to Sensitive Populations

a.ii. (1) Health or Welfare of Sensitive Populations

Per EPA's NEPA Assist Tool⁴, Streator's priority sites are located near sensitive populations and areas with low per capita incomes, high rates of poverty, and high populations of children. 31% of the population the Target Area is comprised of children aged 0 to 19 years of age. 27% of the population in the Target Area is home to adults 50 and over. Women in the Target Area have a 5.5% fertility rate in the past year, which is double that of LaSalle County as a whole. 33% of children in the Target Area live in single-parent households⁵. The poverty rate in the Target Area climbs to 37.2%.

a.ii. (2) Greater than Normal Incidence of Disease and Adverse Health Conditions

A major health and welfare concern is the threat from hazardous substances associated with vacant industrial and commercial buildings in the target area and throughout the community. Many of these buildings are likely to contain asbestos-containing materials and lead-based paints. Due to their deteriorated and/or unsecured conditions, it is possible for residents, particularly children, to access these structures. Once inside, residents may be exposed to asbestos fibers (known to cause cancer, mesothelioma, and asbestosis) and deteriorated lead-based paints and dust (known to cause neurological damage in children). Some dilapidated buildings have fallen into foreclosure or have been completely abandoned.

a.ii. (3) Disproportionately Impacted Populations

Streator's demographics confirm its status as an environmental justice community. Streator's 23.7% city-wide poverty rate is 42% higher than the State. The Target Area has a 37.2% poverty rate, illustrating the impact to low-income residents who live near the priority sites. Brownfields in the throughout Target Area have substantial impacts on the health and welfare of sensitive population residents living there, leading to significant environmental justice issues, including exposure to:

- *Ingestion/Inhalation of Contaminated Material.* Potential ingestion, inhalation and dermal contact with contaminated soil pose a public health risk, particularly to children.
- *Impacts to Groundwater.* Groundwater contamination poses a risk to public water supplies.
- *Neighborhood Safety and Disinvestment.* The concentration of abandoned, potentially contaminated sites has caused disinvestment and decline throughout the target area.

b. Community Engagement

b.i. Project Partners and b.ii. Project Partner Roles

Partner Name	Point of Contact (name, email, and phone)	Specific Role in the Project
Greater Livingston County Economic Development Council	Adam Dontz, CEO Phone: 815-842-2900 Email: adam@glcedc.org	Marketing Reuse of Target Area and Priority Sites; bring potential developers to the table; potential investor for reuse
Starved Rock Country Alliance	Amy Lambert, Exec. Director Phone: 844-369-8898 Email: info@alliancesbdcv.org	Consultant to new and/or small businesses and Connect Investment Opportunities for Redevelopment; focus on tourism and recreation
Streator Area Chamber of Commerce & Industry	Jack Dzuris, Exec. Director Phone: 815-672-2921 Email: saccoexec@mchsi.com	Area Marketing and Consultant to new and/or small businesses and Marketing Reuse of Target Area and Priority Sites; focus on rail and intermodal development
Housing Authority of LaSalle County	Rick Jurkas, Exec. Director Phone: 815-434-0380 Email: rjurkas@halc.org	Document and Analyze Housing Needs for Potential Project Redevelopment, specifically for planned units on priority sites
Streator Business Incubator & Activity Center	Kevin Missel Phone: 815-251-1922 John Brown Phone: 815-674-8688	Recruit and support new businesses for target area; bring potential developers to the table; push recreational development and tourism to coincide with the motocross track at priority site; potential investor for reuse

⁴ NEPA Assist, available at <http://nepassisttool.epa.gov/nepassist/entry.aspx>.

⁵ Countyhealthrankings.org

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b.iii. Incorporating Community Input

Streator's greatest asset is the commitment and passion of residents for their community. The City will endeavor to engage residents, business owners, and developers at several points throughout the assessment grant. If US EPA grants funds to Streator, the City will hold a two-week public comment period on the draft work plan and announce the availability of the plan through a press release to local media, during community meetings, and through other means such as local organizations, groups and clubs, faith-based organizations, schools, and other venues to ensure the information is available to the widest possible audience. As Streator moves forward with the assessment program, the City and our selected Qualified Environmental Consultant will hold three public meetings and produce three fact sheets on the status of brownfields assessment activities at important junctures. City staff will post these fact sheets on Streator's webpage, distribute them at City Hall, and mail them directly to our project partners and the targeted community residents. Streator will hold at least six Brownfield Redevelopment Advisory Committee (BRAC) meetings throughout the project period to enable community oversight of the brownfields initiative. Social media platforms will also be used to as a means to communicate and receive input. Streator will ensure that affected residents and neighborhoods are well informed and have an opportunity to have questions and concerns addressed, and have input into reuse planning for sites in their neighborhoods. Streator will seek out the expertise of the LaSalle County Health Department to assist at community meetings to ensure that public health and welfare issues are adequately addressed.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS:

a. Description of Tasks/Activities and Outputs

The City of Streator's Brownfields Assessment Grant project is composed of five (5) tasks: Program Management, Community Outreach, Phase I Environmental Site Assessments, Phase II Environmental Site Assessments, and Cleanup Planning. These five project tasks were selected for their appropriateness to the project and for their ability to help the City reach their Assessment Grant goals in the most efficient and effective way.

Task 1: Program Management
i. Project Implementation: The Program Management task is comprised of the following: oversight of the Cooperative Agreement, Quarterly and Annual Reporting to US EPA, coordination between the City and US EPA, updating of the City's GIS system as the brownfields inventory is developed, data entry into US EPA's ACRES program, procurement of a Qualified Environmental Consultant, documentation of the site assessment selection process, management of the City's brownfields inventory, and sending two City reps to the National Brownfields Conferences. Work under this task will be performed on both priority sites and other sites within the City's brownfields inventory.
ii. Anticipated Schedule: Program Management will start immediately once the grant is awarded, and will continue throughout the duration of the grant period.
iii. Task/Activity Lead: Program Management will be led by City Manager David Plyman and the City's selected Qualified Environmental Professional.
iv. Outputs: Anticipated outputs of this Task include: 12 Quarterly Reports to US EPA, 3 Annual Reports to US EPA, and the number of sites to be included in the Brownfields Inventory.

Task 2: Community Outreach
i. Project Implementation: The Community Outreach Task is comprised of activities that encourage and facilitate the City's community involvement and outreach plans. The City's Brownfields Redevelopment Advisory Committee (BRAC) will be created under this task, and they will meet at least twice a year to keep the brownfields inventory current, ensuring that the highest priority sites are being assessed and made ready for reuse. As the project progresses, the City's Project Partners will play key roles in both the BRAC and Community Outreach activities. The City will hold 3 Community Meetings to ensure the residents are aware of project activities and developments. The Community Meetings will be coupled with the release of project Fact Sheets, which will be distributed by the City, Project Partners, and posted on the City's website. The priority projects identified in this proposal will take precedence in this task. If there are any access issues, or reuse plan changes, the City will move on to other sites in the brownfields inventory.

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ii. Anticipated Schedule: The majority of this task will take place in the first four quarters of the project period. The BRAC Meetings and Community Outreach activities will continue throughout the three year project period.
iii. Task/Activity Lead: Community Outreach task activities will be led by the City staff, with the Qualified Environmental Consultant assisting with the BRAC, and Project Partners assisting with Community Outreach and BRAC efforts.
iv. Outputs: Anticipated outputs of this Task include: 6 BRAC Meetings, 3 Community Meetings, and 3 Fact Sheets distributed to the community regarding the project.

Task 3: Phase I Environmental Site Assessments
i. Project Implementation: Phase I Environmental Site Assessments (ESA's) will be conducted on eligible sites to move them towards cleanup and/or redevelopment. All Phase I ESA's will be performed in compliance with the requirements of the All Appropriate Inquiry as well as the applicable ASTM standards and practices. The three priority sites will be assessed first, and then the City will pursue other sites within the Target Area that are positioned for redevelopment.
ii. Anticipated Schedule: This Task will take place throughout the entire project period.
iii. Task/Activity Lead: This Task will be led by the City's Qualified Environmental Consultant.
iv. Outputs: Anticipated outputs of this Task include 12-15 Phase I Site Assessments and, the identified number of acres assessed.

Task 4: Phase II Environmental Site Assessments
i. Project Implementation: Phase II Environmental Site Assessments (ESA's) will be conducted on eligible sites to position them for cleanup and redevelopment. Prior to conducting any Phase II work, a Sampling & Analysis Plan will be prepared and submitted to US EPA for approval. All Phase II ESA's will be performed in compliance with the requirements of All Appropriate Inquiry as well as applicable ASTM standards and practices. The City anticipates conducting up to 6 Phase II Environmental Site Assessments at sites to supplement the Phase I Environmental Site Assessments where Recognized Environmental Conditions were identified. The priority sites, the rail yards and the former Smith-Douglass site, will be considered for Phase II Assessment work first. The City will then pursue other sites in the Target Area before venturing to other locations in the community. The results of the Phase II ESA's will be compared to Illinois EPA's Tiered Approach to Corrective Action Objectives (TACO) to evaluate contaminants through human exposure pathways. If contamination is identified at problematic levels, the City will seek to enroll the impacted sites in the Illinois EPA's voluntary cleanup program for further investigation and remedial planning. The City anticipates the enrollment of four to six sites into the voluntary cleanup program. Health and Safety and Sampling Analysis Plans will be prepared for all Phase II Environmental Site Assessment activities. A Quality Assurance Project Plan will also be prepared by the contracted Brownfields consultant in accordance with the US EPA's guidelines.
ii. Anticipated Schedule: This Task will take place throughout the entire project period.
iii. Task/Activity Lead: This Task will be led by the City's Qualified Environmental Consultant.
iv. Outputs: The anticipated outputs of this task include: 6 Phase II Site Investigations, 6 Health & Safety Plans, 6 Quality Assurance Project Plans, the identified number of acres assessed, and the enrollment of 4-6 sites in the State's Voluntary Cleanup Program.

Task 5: Cleanup Planning
i. Project Implementation: The City will evaluate cleanup by preparing an Analysis of Brownfields Cleanup Alternatives (ABCA). The ABCA may then lead to the preparation of Remedial Action Plans, assessment of Brownfields cleanup and redevelopment alternatives, and the evaluation of institutional and engineering controls. The City anticipates completing two Hazardous Substances Remedial Action Plans one Petroleum Remedial Action Plan.
ii. Anticipated Schedule: This Task will take place in the last four quarters of the project period.

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iii. Task/Activity Lead: This task will be led by the City's Qualified Environmental Consultant.
iv. Outputs: The anticipated outputs of this task include: 1 ABCA, 2 Hazardous Substances Remedial Action Plans, 1 Petroleum Remedial Action Plan.

b. Cost Estimates

Community-Wide Assessment Budget: \$200,000 Haz. Substances/\$100,000 Petroleum

Budget Categories			Project Tasks					TOTAL
			Task 1: Program Mgmt	Task 2: Community Outreach	Task 3: Phase I ESA's	Task 4: Phase II ESA's	Task 5: Cleanup & Reuse Planning	
Direct Costs	Personnel	Haz	\$9,000	\$10,000				\$19,000
		Pet	\$2,500	\$7,000				\$9,500
	Fringe Benefits	Haz						
		Pet						
	Travel	Haz	\$3,000					\$3,000
		Pet	\$3,000					\$3,000
	Equipment	Haz						
		Pet						
	Supplies	Haz						
		Pet						
	Contractual	Haz	\$5,000	\$2,000	\$40,000	\$111,000	\$20,000	\$178,000
		Pet	\$2,500	\$1,000	\$20,000	\$54,000	\$10,000	\$87,500
	Other	Haz						
		Pet						
Total Haz Substances			\$17,000	\$12,000	\$40,000	\$111,000	\$20,000	\$200,000
Total Petroleum			\$8,000	\$8,000	\$20,000	\$54,000	\$10,000	\$100,000
Total Budget			\$25,000	\$20,000	\$60,000	\$165,000	\$30,000	\$300,000

3.bi. Development of Cost Estimates

Task 1: Program Management: The budget includes programmatic costs of \$25,000 (\$17,000 for Hazardous Substances and \$8,000 for Petroleum assessment grant funds). The City's personnel costs of \$11,500 (\$9,000 Hazardous Substances/\$2,500 Petroleum) along with the consultant's contractual costs of \$7,500 will cover the preparation and submittal of quarterly and annual reports, as well as the maintenance of Brownfields information within the City's GIS System. The contractual costs included in the budget (\$5,000 Hazardous Substances/\$2,500 Petroleum) will allow for the chosen qualified environmental consultant to coordinate with US EPA on the project, document the Brownfields site selection process, coordinate/conduct operational meetings, and other grant inventory/assessment activities. The City's travel costs, \$3,000 for each Hazardous Substances and Petroleum budget will allow for two City representatives to attend two US EPA National Brownfields Conferences or other State or private brownfields related conferences or work sessions.

Task 2: Community Outreach: These costs include a total of \$20,000, \$12,000 for Hazardous Substances sites and \$8,000 for Petroleum sites. Approximately 6.7% of the total budget is being utilized for Community Outreach activities. The costs are allocated to both City personal and contractual costs (\$3,000 total) and will include working with our Project Partners on preparing, printing, and mailing project information and marketing documents, press releases, developing and updating fact sheets, and maintaining outreach to citizens through social media and our website.

Task 3: Phase I Environmental Site Assessments: Phase I Environmental Site Assessment costs range from \$2,500 - \$5,000. The City anticipates that approximately 12-15 sites will experience Phase I Environmental Site Assessments at an average cost of \$4,000. The proposed budget total is \$60,000 for Phase I Environmental Site Assessment activities - \$40,000 for Hazardous Substances and \$20,000 for Petroleum. 20% of the total budget will be used for Phase I Environmental Site Assessment activities.

Task 4: Phase II Environmental Site Assessments: The City's total Phase II ESA Budget is \$165,000, which means that 55% of the total project budget will be used for Phase II ESA activities. \$130,000 of the total budget is allocated for investigative activities, while the remaining \$35,000 is for voluntary cleanup program enrollment and Health & Safety Plan (HASP)/Quality Assurance Project Plan (QAPP) completion. Based on the City's past grant funded assessments, it is known that Phase II

CITY OF STREATOR, ILLINOIS
FY20 COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT

Environmental Site Assessment costs range between \$15,000 to \$30,000, per site. The City anticipates conducting up to 6 Phase II Environmental Site Assessments at sites to supplement the Phase I Environmental Site Assessments where Recognized Environmental Conditions were identified. A total Phase II budget of approximately \$130,000 (\$91,000 for Hazardous Substances and \$39,000 for Petroleum) is proposed. The City is budgeting \$15,000 for each Hazardous Substances and Petroleum budgets to cover the costs of the enrollment and Illinois EPA Project Manager review fees. Health and Safety and Sampling Analysis Plans will be prepared for all Phase II Environmental Site Assessment activities. A Quality Assurance Project Plan will also be prepared by the contracted Brownfields consultant in accordance with the US EPA's guidelines. For this, \$2,500 has been allocated in contractual fees from the Petroleum budget and \$5,000 from the Hazardous Substances Budget.

Task 5: Cleanup Planning: Contractual costs for this task are estimated at \$30,000 (\$20,000 for Hazardous Substances and \$10,000 for Petroleum). 10% of the total budget is being utilized for Cleanup Planning activities. These costs are based on completing two Hazardous Substances Remedial Action Plans for \$15,000 and one Petroleum Remedial Action Plans for a cost of \$10,000. The remaining \$5,000 left in the budget for this task will be for the Illinois EPA's project management oversight fees associated with the voluntary clean-up program.

3.b.ii. Application of Cost Estimates

The cost estimates and breakdowns provided above were developed by the City, along with a Qualified Environmental Consultant. These figures are reasonable and realistic, positioning the City to effectively and efficiently accomplish the goals of their assessment project.

3.b.iii. Funds Allocated Toward Environmental Site Assessments

The City of Streator has allocated \$225,000 of the total grant budget for Phase I and Phase II Environmental Site Assessment activities. This is 75% of the total grant budget, illustrating the City's desire to address the priority sites and position them for reuse.

c. Measuring Environmental Results

Tracking and measuring progress throughout the period of performance will ensure the City of Streator achieves the intended project results in an efficient manner. The table below summarizes the proposed project outcomes and method for tracking project progress. The anticipated outputs for each task were described previously in section 3.a. Description of Tasks/Activities and Outputs.

PROJECT OUTCOMES & PROGRESS TRACKING		
TASK	OUTCOMES	PROGRESS TRACKING
Programmatic Tasks	<ul style="list-style-type: none"> • Documentation of progress • Efficient project management • Accurate / timely data for EPA • Ready data for City use 	<ul style="list-style-type: none"> • Quarterly Reports to EPA • Annual Reports to EPA • ACRES data entry
Community Outreach	<ul style="list-style-type: none"> • More informed and educated stakeholders • Increased program buy-in 	<ul style="list-style-type: none"> • Share Fact Sheets/Web Postings/Meetings on Project Progress and Milestones with EPA
Phase I and Phase II ESA's	<ul style="list-style-type: none"> • Knowledge of RECs; AAI compliance • Safe, efficient and reliable assessments • Characterization of contamination; AAI compliance 	<ul style="list-style-type: none"> • Set Assessment Schedule • Schedule for Priority Site Assessments
Cleanup and Reuse Planning	<ul style="list-style-type: none"> • Vets cleanup alternatives • Sites ready for cleanup / reuse • More efficient activities through 3rd party oversight 	<ul style="list-style-type: none"> • Share ABCA and Remedial Action Plans for sites positioned for reuse with EPA

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE:

a. Programmatic Capability

a.i. Organizational Structure

If US EPA awards this grant, it will be Streator's first USEPA brownfields cooperative agreement. Streator's Staff, led by City Manager David Plyman, City Engineer Jeremy Palm, and a qualified environmental consultant (QEC), will work together to advance Streator's community-oriented brownfields initiative to support community revitalization. David Plyman will serve as Project Manager and will provide guidance on how to effectively utilize grant funds and leverage funding sources to promote assessment, cleanup and redevelopment/reuse of brownfields. The City has considerable experience facilitating and managing redevelopment projects and will use this experience to guide the project and use grant funds in the most effective way possible to ensure that

CITY OF STREATOR, ILLINOIS
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the project is completed in the three-year project period. Streator staff and the QEC will be responsible for daily grant operations, including updating and maintaining the brownfields site inventory; distributing information about the project to the community; selecting sites for assessment; and tracking project progress. City staff will also be responsible for procuring all contractual services, submittal of required reports to US EPA, and management of brownfields information within the City's GIS database. City staff will manage and track all financial transactions and generate all required financial reports. After US EPA approves the Work Plan, the City will retain a QEC in compliance with applicable federal procurement requirements. The QEC will assist with grant management operations, perform assessment work, and assist with reporting.

a.ii. Description of Key Staff

Streator's proposed brownfield assessment project will be led by David Plyman and Jeremy Palm. David Plyman is the City Manager in Streator. David is an experienced City Manager that most recently was City Manager in Rochelle, Illinois for seven years where FY 2015 Assessment Grants were successfully implemented. Jeremy Palm, City Engineer will provide valuable institutional knowledge regarding the City's infrastructure and how that will impact redevelopment. Other key staff includes Julie Lucas, Office Manager/Treasurer. Lucas will be responsible for receiving, tracking, and managing all financial aspects of the grant project.

a.iii. Acquiring Additional Resources

Streator will identify, coordinate and leverage any public and private resources needed to complete the described grant tasks. The City will follow EPA's procurement policies to hire a Qualified Environmental Consultant (QEC) to effectively and efficiently manage the City's assessment grant project. Project Partners will assist in providing supplies for community outreach activities, and the City will provide in-kind time for extensive GIS mapping, as the information will be an asset to the City as well. The City of Streator will seek project partner and redevelopment partners to achieve its reuse goals wherever and whenever it can. The City worked with local leaders in early 2016 to create a new Sustainable Streator Community Development Foundation to help obtain the kinds of grants and low interest loans that funding agencies prefer awarding to community development corporations rather than local governments.

b. Past Performance and Accomplishments

b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

The City of Streator has not received previous US EPA Brownfields funding, however, they have received numerous other federal and non-federal, which is described in the next section.

b.ii.(1) Purpose & Accomplishments

The table below illustrates Streator's most recent federal and state awards and outlines each grant's purpose and accomplishments, as well as Streator's compliance with the grant requirement. As the table indicates, Streator has a proven record of successfully implementing grant-funded projects.

CITY OF STREATOR PAST PERFORMANCE			
Grant	Purpose	Accomplishments	Compliance
Illinois EPA / ARRA funding / \$3,445,347 / 2009-2012	ARRA funding for the Kent Street Interceptor Project	Replaced roughly 8 miles of storm and sanitary sewer	Completed on time & within budget. All reporting requirements met.
Illinois Dept of Commerce / IKE Planning Grant / \$96,500 / 2011-2014	Update of City's Comprehensive Plan	Updated City's Comprehensive Plan and created Downtown Strategic Plan	Completed on time & within budget. All reporting requirements met.
IEMA / Natural Hazard Mitigation / \$651,800 / 2010-2015	To alleviate flood hazards	Acquisition & demolition of flood-prone properties; flood control measures	Completed on time & within budget. All reporting requirements met.
IHDA / Abandoned Properties Program / \$47,000 / 2013-2014	Demolition of abandoned properties	Demolition of 8 abandoned properties	Completed on time & within budget. All reporting requirements met.

b.ii.(2) Compliance with Grant Requirements

The City of Streator has fully complied with all necessary grant requirements and regulations for projects obtained to date, including those listed above. Streator's previous grant projects have finished on time, on budget, expending all grant funds, and in a way that fulfilled planned outputs/outcomes while adhering to the grant agreements. The City has a strong administrative staff with a history of managing a mix of state and federal grant programs who provide any and all necessary support in administration of grants

THRESHOLD CRITERIA

1. Applicant Eligibility

The City of Streator is an incorporated municipality of the State of Illinois and has the authority to enter into a Cooperative Agreement with the United States Environmental Protection Agency.

2. Community Involvement

Streator's greatest asset is the commitment and passion of residents for their community. The City will endeavor to engage residents, business owners, and developers at several points throughout the assessment grant. If US EPA grants funds to Streator, the City will hold a two-week public comment period on the draft work plan and announce the availability of the plan through a press release to local media, during community meetings, and through other means such as local organizations, groups and clubs, faith-based organizations, schools, and other venues to ensure the information is available to the widest possible audience. As Streator moves forward with the assessment program, the City and our selected Qualified Environmental Consultant will hold three public meetings and produce three fact sheets on the status of brownfields assessment activities at important junctures. City staff will post these fact sheets on Streator's webpage, distribute them at City Hall, and mail them directly to our project partners and the targeted community residents. Streator will hold at least six Brownfield Redevelopment Advisory Committee (BRAC) meetings throughout the project period to enable community oversight of the brownfields initiative. Social media platforms will also be used to as a means to communicate and receive input. Streator will ensure that affected residents and neighborhoods are well informed and have an opportunity to have questions and concerns addressed, and have input into reuse planning for sites in their neighborhoods. Streator will seek out the expertise of the LaSalle County Health Department to assist at community meetings to ensure that public health and welfare issues are adequately addressed.

3. Expenditure of Assessment Grant Funds

Not Applicable. The City of Streator does not have any open US EPA Brownfields Assessment grants.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Streator, Illinois

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0791332370000

d. Address:

* Street1: 204 S. Bloomington Street

Street2:

* City: Streator

County/Parish:

* State:

IL: Illinois

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code: 61364-2996

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

David

Middle Name:

* Last Name:

Plyman

Suffix:

Title: City Manager, City of Streator

Organizational Affiliation:

* Telephone Number: 815-672-2517

Fax Number:

* Email: d.plyman@ci.streator.il.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Streator, Illinois - FY2020 US EPA Community-Wide Assessment Grant Application
\$300,000 total Federal Grant Request (\$200,000 Hazardous Substances, \$100,000 Petroleum)

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: